030.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,900 / 721,900
					USE VALUE:	721,900 / 721,900
					ASSESSED:	721,900 / 721,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD JOHN/MCCLURE MARY
Owner 2:	
Owner 3:	
Street 1:	71 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD MARGARET E/ETAL -
Owner 2:	FITZGERALD JOHN J -
Street 1:	71 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Asbestos Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	262,200	3,700	456,000	721,900
Total Card	0.115	262,200	3,700	456,000	721,900
Total Parcel	0.115	262,200	3,700	456,000	721,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.71 | /Parcel: 380.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 21238
GIS Ref:
GIS Ref:
Insp Date: 08/19/17

!2549!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,400	3700	5,000.	456,000	722,100	722,100	Year End Roll	12/18/2019
2019	101	FV	208,700	3700	5,000.	484,500	696,900	696,900	Year End Roll	1/3/2019
2018	101	FV	208,700	3700	5,000.	353,400	565,800	565,800	Year End Roll	12/20/2017
2017	101	FV	210,300	3200	5,000.	307,800	521,300	521,300	Year End Roll	1/3/2017
2016	101	FV	210,300	3200	5,000.	262,200	475,700	475,700	Year End	1/4/2016
2015	101	FV	205,300	3200	5,000.	256,500	465,000	465,000	Year End Roll	12/11/2014
2014	101	FV	205,300	3200	5,000.	210,900	419,400	419,400	Year End Roll	12/16/2013
2013	101	FV	205,300	3200	5,000.	200,600	409,100	409,100		12/13/2012

PRINT

Date	Time
12/10/20	17:56:29

LAST REV

Date	Time
09/18/17	15:24:31
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2549

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD MARG	1221-74		5/16/2000	Family	1	No	No	4	
	1151-115		2/2/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	21238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	835	New Wind	22,393	C				
10/10/2012	1293	Manual	20,000	C				
5/16/1997	251	Manual	4,000					REROOF HOUSE/GARAG
6/2/1994	246		20,000					13X18 ADD +BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	Meas/Inspect	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
1/14/2009	Meas/Inspect	336	PATRIOT
4/3/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
10/31/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29377675
Const Adj.:	0.92639291
Adj $ / SQ:	149.818
Other Features:	83300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379950
Depreciation:	117785
Depreciated Total:	262166

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

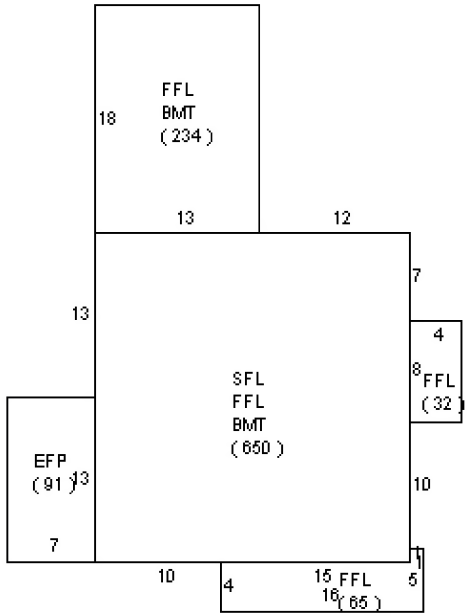
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.82
Special Features:	0	Val/Su Net:	100.61
Final Total:	262200	Val/Su SzAd	160.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	981	149.820	146,972
BMT	Basement	884	53.710	47,479
SFL	Second Floor	650	149.820	97,382
EFP	Enclos Porch	91	52.940	4,817

Net Sketched Area:	2,606			Total:	296,650
Size Ad	1631	Gross Are	2606	FinArea	1896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	GD	1937	28.16	T	30	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700